

RESOLUTION 2025-097

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO ADOPTING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN 2030; REPEALING THE 23RD STREET SPECIFIC PLAN AND THE SAN PABLO GENERAL PLAN 2030 (EXCLUDING THE 2023-2031 HOUSING ELEMENT); AND ADOPTING THE SAN PABLO GENERAL PLAN 2035 WHICH INCLUDES CHANGES TO MULTIPLE ELEMENTS TO UPDATE BACKGROUND INFORMATION, SYNCHRONIZE POLICY DIRECTION WITH THE 2023-2031 HOUSING ELEMENT, ENSURE INTERNAL CONSISTENCY ACROSS ELEMENTS, AND ADDING THE RUMRILL CORRIDOR PLAN WITH THE NEW LAND USE DESIGNATIONS AS AN APPENDIX. THIS IS A CITY INITIATED PROJECT AND IT APPLIES TO THE ENTIRE SAN PABLO PLANNING AREA

WHEREAS, the City's General Plan is a state-required long-range policy document that provides guidance to decision makers regarding the allocation of resources, and the future physical form and character of development for the City outlining a long-range vision and provides steps to achieve this vision in the form of goals and policies; and

WHEREAS, the General Plan for the City was last comprehensively updated by the San Pablo General Plan 2030 which was adopted on April 18, 2011, by City Council Resolution 2011-046, and since then considerable growth and change has taken place; and

WHEREAS, a Specific Plan for the 23rd Street Corridor from San Pablo Avenue south to Pine Avenue (the 23rd Street Specific Plan) was adopted by the City of San Pablo on October 15, 2007, but elements of the vision and regulatory guidance contained in the Plan have now become outdated; and

WHEREAS, numerous new laws and regulations that relate specifically to General Plans or more generally to development and natural resources have been enacted since 2011 and the proposed General Plan 2035 update (which includes various amendments to all elements of the General Plan 2030 with the exception of Housing Element 2023-2031 and the Community Health and Environmental Justice Element, which were recently updated and adopted in 2024, and the addition of the Rumrill Corridor Plan as an Appendix); and

WHEREAS, the City of San Pablo initiated the General Plan Update process, including the now completed Housing Element 2023 – 2031, in late 2019 and early 2020 by applying for and receiving grant funds from the California Department of Housing and Community Development (HCD) in the form of Senate Bill 2 (SB2) funds and Local Early Action Planning (LEAP) Grants and from MTC/ABAG in the form of Regional Early Action Planning (REAP) Grants and Priority Development Area (PDA) grants, all of which were combined with previously allocated general funds to assist the City with completing the

General Plan/Housing Element Update as part of a multi-year capital planning project; and

WHEREAS, on March 15, 2021, the City Council adopted Resolution 2021-025 accepting the HCD SB2 and LEAP planning grants and authorizing the City Manager to enter into an agreement with Dyett & Bhatia for planning services related to the General Plan and Housing Element Updates, and

WHEREAS, on December 6, 2021, the City Council adopted Resolution 2021-151 appropriating \$250,000 in MTC/ABAG PDA grants for the preparation of a Master Plan for Rumrill Boulevard as part of the General Plan Update project and authorizing the City Manager to enter into an agreement with Dyett & Bhatia for planning services to complete the plan; and

WHEREAS, updates to the General Plan, along with the recently adopted Housing Element 2023-2031, have been undertaken to recognize the community progress that has been made since 2011, to outline future land use and growth strategies, to ensure consistency with other planning documents and initiatives, and to allow for increased focus in the areas of housing production, reductions to vehicle miles traveled, environmental justice, and updates to land use planning along the Rumrill Boulevard and 23rd Street corridors and other key locations; and

WHEREAS, after extensive public and HCD review, the San Pablo 2023-2031 Housing Element, including a fully revised Community Health & Environmental Justice Element, and an updated Noise and Safety Element and an EIR Addendum was adopted by the City Council on March 18, 2024, by Resolution 2024-041 and the Housing Element was certified by HCD on May 20, 2024; and

WHEREAS, presentations to the Planning Commission on the General Plan Update were made on January 25, 2022, July 26, 2022, August 30, 2022 (public hearing), February 28, 2023, October 24, 2023, February 27, 2024 (public hearing), October 29, 2024 (Rumrill Corridor Plan), April 22, 2025, and May 27, 2025 (public hearing); presentations to the Economic Development, Housing & Project Management Standing Committee of the City Council were made on December 8, 2021, September 21, 2022, August 30, 2023, and May 29, 2025; and presentations to the full City Council were made on March 15, 2021, September 19, 2022 (public hearing), September 5, 2023, March 18, 2024, and July 7, 2025 (public hearing); and

WHEREAS, during the planning preparation period, extensive public outreach was conducted including preparation and release of interim and background documents, on-line and pop-up community surveys, public workshops, property owner and stakeholder forums, one-on-one engagement, stakeholder interviews, and publicized updates in the Citywide newspaper El Portal, the City website, and social media; and

WHEREAS, the draft updated San Pablo General Plan 2035, including the Rumrill Corridor Plan (Appendix A), was prepared based on guidance from the community, a Technical Advisory Committee for the Rumrill Corridor Plan, the Planning Commission, and City Council; and

WHEREAS, the San Pablo General Plan 2035 contains eight Elements including economic development; land use & physical design; growth management; circulation; parks, schools, community facilities & utilities; open space & conservation; community health & environmental justice; and safety & noise, along with the Rumrill Corridor Plan as an Appendix to guide decision making into the year 2035; and

WHEREAS, the San Pablo General Plan 2035 includes the proposed redesignation of land uses for 137 properties, including 85 within the Rumrill Corridor area, to better reflect existing conditions, development potential, and housing production goals, as well as property owner requests, and notices about these changes have been mailed to the property owners of the subject properties; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5 and in compliance with all requirements of SB 18, the City referred the General Plan Update, along with the now adopted Housing Element, to all California Native American tribes on the contact list provided by the Native American Heritage Commission; and

WHEREAS, the Confederated Villages of Lisjan Nation requested consultation, which was held on January 18, 2023, during which the Tribal leaders noted that there are areas in San Pablo containing known resources and that the areas within one-half mile of San Pablo and Wildcat Creeks are sensitive and that continued coordination with the Tribe regarding development in these areas is requested; and

WHEREAS, an initial draft of the Rumrill Corridor Plan was distributed for agency and public review on April 14, 2025, and an initial draft of General Plan 2035 was distributed for agency and public review on May 19, 2025; and

WHEREAS, on April 18, 2011, by Resolution 2011-045, the City Council of San Pablo certified a Final Environmental Impact Report (2011 EIR) for the San Pablo General Plan 2030, and adopted a Statement of Overriding Considerations regarding significant and unavoidable transportation impacts; and

WHEREAS, an Addendum to the 2011 EIR was prepared for General Plan 2035, including the Rumrill Corridor Plan and repeal of General Plan 2030 (with the exception of the 2023-2031 Housing Element) and repeal of the 23rd Street Specific Plan (“the Project” for purposes of California Environmental quality Act or CEQA), and this Addendum concluded that there are no substantial changes proposed by the Project or the circumstances in which the Project would be undertaken that would require major revisions to the General Plan 2030 EIR, that there are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and that the

Project would be consistent with and within the scope of the impacts identified in the 2011 EIR in accordance with CEQA Guidelines section 15162; and

WHEREAS, on May 27, 2025, the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and adopted Resolution PC25-07 recommending approval of the Project and approval of an Addendum to the 2011 EIR; and

WHEREAS, on July 7, 2025, the San Pablo City Council conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding adoption of the Project, and reviewed the new and updated elements and all pertinent maps, documents and exhibits, including the Addendum to the 2011 EIR; the staff report and all attachments, and oral and written public comments; and

WHEREAS, notice of this public hearing was published in the West County Times newspaper (West Contra Costa edition of the East Bay Times) on Friday, June 27, 2025, in accordance with the requirements of Government Code Section 65091.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN PABLO AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference as findings.

Section 2. With respect to the Project, the City Council hereby: (1) adopts the General Plan 2035 attached hereto as Exhibit A, (2) adopts the Addendum attached hereto as Exhibit B, (3) repeals General Plan 2030 (with the exception of the 2023-2031 Housing Element), and (4) repeals the 23rd Street Specific Plan, pursuant to the following findings:

- A. Pursuant to San Pablo Municipal Code section 17.22.050, the amendments contained in the Project are internally consistent and consistent with the stated vision and policies of the General Plan.
- B. Pursuant to San Pablo Municipal Code section 17.22.050, the amendments contained in the Project are in the public interest and will contribute to the public health, safety, and general welfare and will be of benefit to the public by updating future land use and growth strategies, ensuring consistency with other planning documents and initiatives, and allowing for increased focus in the areas of housing production, reductions to vehicle miles traveled, environmental justice, and updates to land use planning along the Rumrill Boulevard and 23rd Street corridors and other key locations.
- C. A Final EIR for the San Pablo General Plan 2030 was prepared and certified by the San Pablo City Council on April 18, 2011 by Resolution in 2011-045 and an

Addendum to this EIR was prepared for the Project which determined that there are no substantial changes proposed by it or the circumstances in which the Project would be undertaken that would require major revisions or the need for additional mitigation measures, and that the Project would be consistent with and within the scope of the project and impacts evaluated in the General Plan 2030 EIR. The findings and contents of Resolution 2011-045 made in connection with certification of the General Plan 2030 EIR, including any and all mitigation measures, are hereby incorporated by reference.

Section 3. The Project complies with state law governing preparation, adoption, and amendment of general plans at Government Code sections 65350 et seq.

Section 4. This Resolution shall go into effect immediately upon adoption.

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct and are included herein by reference as findings.

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Adopted this 7th day of July 2025, by the following vote:

AYES:	COUNCILMEMBERS:	Ponce, Xavier, Pabon-Alvarado
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Cruz
ABSTAIN:	COUNCILMEMBERS:	Pineda

ATTEST:

APPROVED:

/s/Dorothy Gantt
Dorothy Gantt, City Clerk

/s/ Elizabeth Pabon-Alvarado
Elizabeth Pabon-Alvarado, Vice Mayor

Exhibit A: General Plan Update 2035 and Rumrill Corridor Plan
Exhibit B: Addendum to 2030 General Plan EIR (two volumes)